



Order Filed on May 7, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2C

Rob Saltzman, Esquire  
Pluese, Becker & Saltzman, LLC  
RS1765  
20000 Horizon Way, Suite 900  
Mount Laurel, NJ 08054-4318  
(856) 813-1700  
Attorneys' for the Mortgagee  
File No. 085227B

In Re:

Mary A. Nelson

Case No.: 19-12351-RG

Hearing Date: N/A

Judge: Rosemary Gambardella

**CONSENT ORDER  
CONFIRMING STAY NOT IMPOSED**

The relief set forth on the following pages, numbered two (2) through (3) is hereby **ORDERED**.

**DATED: May 7, 2019**

  
\_\_\_\_\_  
Honorable Rosemary Gambardella  
United States Bankruptcy Judge

**Page 2**

Debtor: Mary A. Nelson

Case No: 19-12351-RG

Caption of Order: Consent Order Confirming Stay Not Imposed

---

This matter having come before the Court on application of the Secured Creditor/Mortgagee, U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2017-C, Mortgage-Backed Notes, by and through counsel, Pluese, Becker & Saltzman, LLC, Rob Saltzman, Esq., appearing (the “Mortgagee”), and the Debtor, Mary Nelson, by and through counsel, Walter Nealy, Esq., appearing (the Debtor”) (individually/collectively, the “Party” or “Parties”) having consented hereto and good cause having been shown,

It is, on this \_\_\_\_ day of \_\_\_\_, 2019, UNDERSTOOD, AGREED, STIPULATED, AND ORDERED as follows:

1. Gordon Nelson is the record owner of real property (the “Mortgaged Property”) known as 74 Eppirt St, East Orange, New Jersey 07018. On July 20, 2007 Gordon Nelson executed and delivered to Chase Bank USA, N.A. a promissory note (the “Note”) in the original amount of \$220,000. Simultaneously therewith, as security for the obligations under the Note (the “Debt”), Gordon Nelson and Barbara Nelson (“the Mortgagors”) executed a mortgage (the “Mortgage”) encumbering the Mortgaged Property, recorded on August 14, 2007, in Book 12079, at Page: 7456, Instrument number 7102838. The Debtor herein, Mary Nelson, is not an owner of the Mortgaged Property and is not liable on the Debt evidenced by the Note and secured by the Mortgage.

2. The Debtor will not treat, and will not seek to impair, the Mortgage via the within reorganization; and

3. The Automatic Stay is not imposed upon the Mortgagee by the filing or pendency of the within reorganization; and

4. The Mortgagee and Mortgagor may communicate regarding the Debt and the Mortgagee may avail themselves of their state court rights and remedies pursuant to the loan documents and applicable non-bankruptcy law.

**Page 3**

Debtor: Mary A. Nelson

Case No: 19-12351-RG

Caption of Order: Consent Order Confirming Stay Not Imposed

---

We hereby consent to the form and entry of the within Order.

PLUESE, BECKER & SALTZMAN, LLC

By: /s/ Rob Saltzman  
Rob Saltzman, Esquire  
Attorneys for the Mortgagee

WALTER D. NEALY, ESQUIRE

By: /s/ Walter Nealy  
Walter Nealy, Esquire  
Attorney for the Debtor

RAYMOND & RAYMOND

By: /s/ Kevin de Lyon  
Kevin de Lyon, Esquire  
Attorneys for Gordon Nelson

**Certificate of Notice Page 4 of 4**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Mary A. Nelson  
Debtor

Case No. 19-12351-RG  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: May 07, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 09, 2019.

db +Mary A. Nelson, 74 Eppirt Street, East Orange, NJ 07018-2505

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 09, 2019

Signature: /s/Joseph Speetjens

---

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 7, 2019 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Global Lending Services, LLC dcarlon@kmlawgroup.com,  
bkggroup@kmlawgroup.com  
Marie-Ann Greenberg magecf@magtrustee.com  
Rebecca Ann Solarz on behalf of Creditor Global Lending Services, LLC rsolarz@kmlawgroup.com  
Robert P. Saltzman on behalf of Creditor U.S. Bank National Association, as Indenture Trustee  
on behalf of and with respect to Ajax Mortgage Loan Trust 2017-C, Mortgage-Backed Notes c/o  
Gregory Funding LLC dnj@pbslaw.org  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
Walter D. Nealy on behalf of Debtor Mary A. Nelson neallylaw@gmail.com,  
r43366@notify.bestcase.com/walterdnealy-pc-5pBm29TvkU@mycasemail.com  
William M.E. Powers on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com  
William M.E. Powers, III on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com  
TOTAL: 8